



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13320 - ~~0000~~ 00051
Date Received: 3 SEP. 2013
Commission/Civic: _____
Existing Zoning: _____ Application Accepted by: JE Fee: \$1900-
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe 3377.17 - Setback from Abutting Street Required. The required sign setback line shall apply to each street which abuts the property. Except as otherwise provided by this Graphics Code, a permanent ground sign shall be set back no less than 15 feet from any street right-of-way line. We request a variance to reduce the ROW setback along Schwartz from 15 feet to 10 feet.

LOCATION

1. Certified Address Number and Street Name 3349 Refugee Rd.
City Columbus State OH Zip 43232
Parcel Number (only one required) 530156568

APPLICANT

2. Name Mark Bush - Columbus(Refugee) DG, LLC
3. Address 361 Summit Blvd, Suite 110 City/State Birmingham / AL Zip 35243
4. Phone # 205-263-4584 Fax # _____ Email mbush@cgpre.com

PROPERTY OWNER(S)

2. Name Ronald Erkis
3. Address 50 Ashbourne Rd. City/State Columbus, OH Zip 43209
4. Phone # N/A Fax # N/A Email N/A

☐ Check here if listing additional property owners on a separate page.

ATTORNEY (AGENT) (CIRCLE ONE)

8. Name Travis Munn
9. Address 2800 S. 11th St. City/State Kalamazoo / MI Zip 49009
10. Phone # 269-492-3302 Fax # 269-552-4961 Email tmunn@hurleystewart.com

SIGNATURES

11. Applicant Signature [Signature]
12. Property Owner Signature X [Signature]
13. Attorney / Agent Signature [Signature]

PAID
SEP 9 2013
1900.
BUILDING & ZONING SERVICES



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13320-00651
3349 REFUGEE ROAD

One Stop Shop Zoning Report Date: Thu Sep 26 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3349 REFUGEE RD COLUMBUS, OH

Mailing Address: 50 ASHBOURNE RD
COLUMBUS OH 43209

Owner: ERKIS RONALD S

Parcel Number: 530156568

ZONING INFORMATION

Zoning: Z84-059, Commercial, LC4
effective 8/26/1987, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

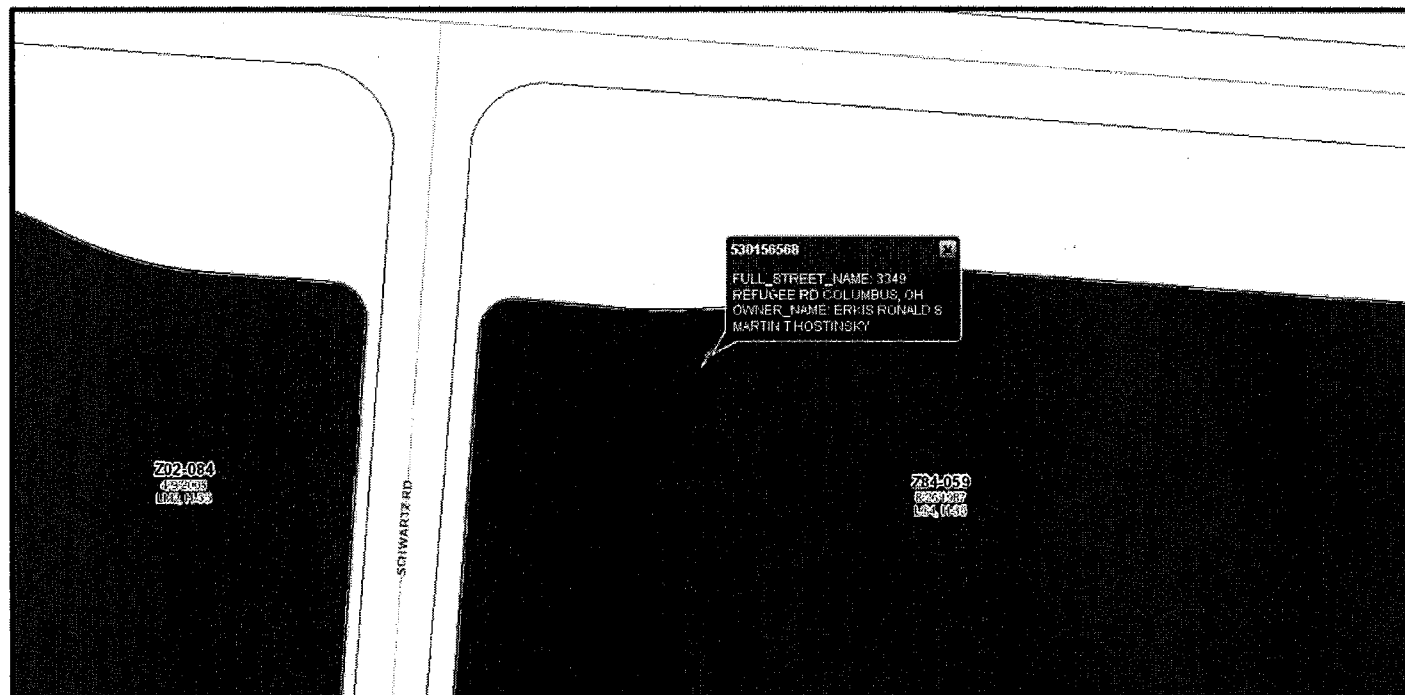
PENDING ZONING ACTION

Zoning: Z09-035

Board of Zoning Adjustment (BZA): 13310-00244

Council Variance: N/A

Graphic Commission: N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

(See next page for instructions)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

13320-00651
3349 REFUGEE ROAD

Being first duly cautioned and sworn (1) NAME Travis Munn

of (1) MAILING ADDRESS 2800 S. 11th St. Kalamazoo, MI 49009

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 3349 Refugee Rd., Columbus, OH 43232

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Ronald S. Erkis
50 Ashbourne Rd.
Columbus, OH 43209

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Mark Bush - Capital Growth Buchalter
205.682.7877

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Southeast Community Coalition
Judy White
P.O. Box 16, Brice, OH 43109

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See attached

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

Katherine R. Barrett
Notary Public, State of Michigan
County of Kalamazoo
My Commission Expires
07/28/2014
Acting in the county of Kalamazoo

Notary Seal Here

Katherine R. Barrett



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STATEMENT OF HARDSHIP

13320-00651
3349 REFUGEE ROAD

APPLICATION # _____

3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:

1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.

B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.

C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

The lot size at this location is limited due to the LC4 zoning text. The zoning text restricts the subject property to 0.819
acres. Due to the restrictive size of the parcel, there is not a feasible location to place a permanent ground sign without
negatively impacting the business model of the development, thus creating a hardship.

Signature of Applicant

Mark Burt

Date

8/29/13

Real Estate / GIS Department

DOLLAR GENERAL - COLUMBUS, OH (REFUGEE) STORE #14771

ZONING REQUIREMENTS

UNCLASSIFIED REGIONAL SCALE COMMERCIAL

REQUIREMENTS

REQUIREMENTS

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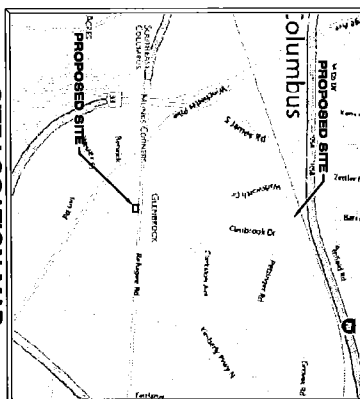
REFUGEE ROAD
(BOOK 3200, PAGE 200)

SCHWARTZ ROAD
(BOOK 3200, PAGE 200)

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3349 REFUGEE ROAD

SITE LOCATION MAP

NOT TO SCALE



LEGEND

- STANDARD-DUTY BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT AND SIDEWALK

BENCHMARKS
BM #1, ELEVATION = 761.81
BM #2, ELEVATION = 759.81
BASED ON USGS NAVD 1988 DATUM



Ohio Utility Protection Service, Inc.
14642279

ALL UTILITIES AS SHOWN ARE ASSUMED TO BE CORRECT. FIELD WORK PERFORMED BY LANDSCAPE PROFESSIONAL SURVEYING.

Sheet Title:

Project:

Client:

SITE LAYOUT PLAN
DOLLAR GENERAL - COLUMBUS, OH (REFUGEE)
CAPITAL GROWTH - BUCHALTER

Job No. 13-0013	P.L.T.M.	D.L.T.M.	Q.A./Q.C.	8/29/13
ISSUED FOR PERMITS				
SITE PLAN REVIEW				
8/29/13				

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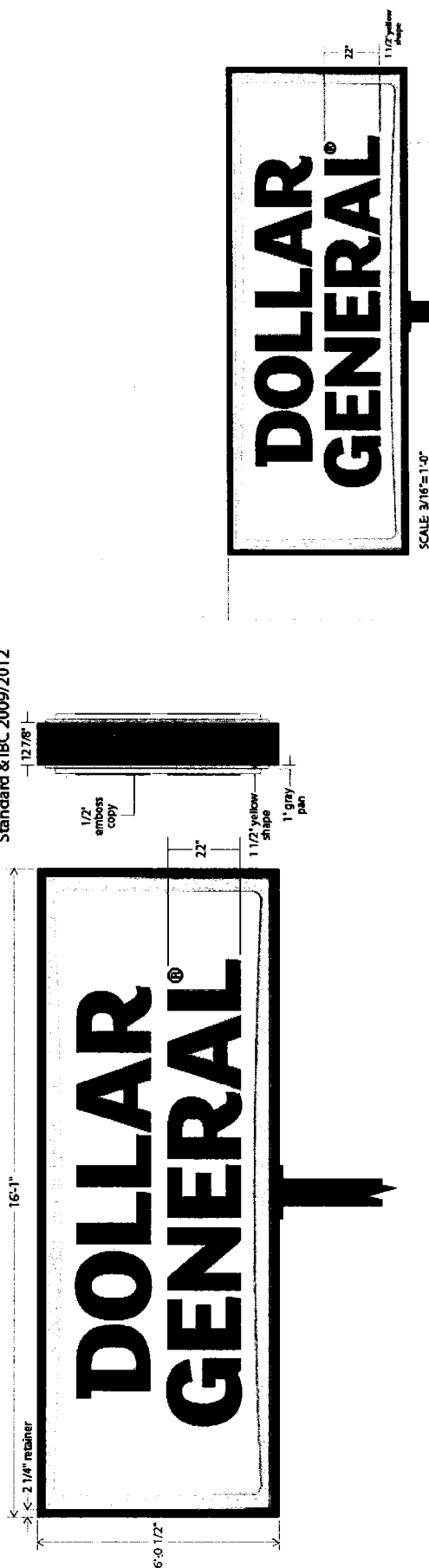
HS
hurley & stewart

hurley & stewart, llc
2800 south 11th street
Kalamazoo, michigan 49009
269.662.4900 fax 269.662.4961
www.hurleystewart.com

C-1

DOLLAR GENERAL® 2009 Logo - 6'-0 1/2" X 16'-1" Double Face Center Pole Sign

Side View
Standard & IBC 2009/2012



21'-0" OVERALL HEIGHT

Cabinet Size: 6'-0" X 16'-1"

Mldg: 2 1/4" G molding (EX-275), removable for servicing.

V.O. 5'-7 1/2" X 15'-8 1/2"

One piece pan formed and embossed SPARTECH UV polycarbonate face (no exceptions).

Cabinet finish: Satin Black.

Black logotype embossed 1/2" on special yellow embossed shape (Spraylat C8-2633 yellow, no exceptions) on Gray (PMS Cool Gray 5) background and returns.

Decorative process: Production quantities are to have screen printed graphics (yellow, black, gray & white), no mask and spray.

Labeling: Requires UL Label and Union Label.

• NOTE: MUST be COOL WHITE LAMPS

NOTE: All signs come complete with ON/OFF switch and electric eye (when requested).

8" X 8" Pole.
Pole Color: Satin Black

14'-11 1/2"

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Dualite Sales & Service, Inc.

WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS

Dualite Sales & Service, Inc.

One Dualite Lane

Williamsburg, Ohio 45176

Scale: 1/4" = 1'-0"
#10-6-216DOLL01-GSP

Date: 6-21-10

Customer Approval
and Comments

This design is exclusive property of Dualite Sales & Service, Inc. • 1 Dualite Lane • Williamsburg, OH 45176 • Copyright 2010 Dualite Sales & Service, Inc. All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Travis Munn

Of (COMPLETE ADDRESS) 2800 S. 11th St. Kalamazoo, MI 49009

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Capital Growth Properties Operating	
Partners, L.P.	361 Summit Blvd. Ste 110 Birmingham, AL 35243
CGP Management V, LLC	361 Summit Blvd. Ste 110 Birmingham, AL 35243
CGP Management VI, LLC	361 Summit Blvd. Ste 110 Birmingham, AL 35243
R. Scott Smith	2151 Old Rocky Ridge Rd. Ste 108 Birmingham, AL 35243

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of Aug 2013

SIGNATURE OF NOTARY PUBLIC

Katherine R. Barrett
Notary Public, State of Michigan
County of Kalamazoo
My Commission Expires
07/28/2014
Acting in the county of Kalamazoo

My Commission Expires:

Notary Seal Here